141.0	0001	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,700 /	726,700
					USE VALUE:	726,700 /	726,700
					ASSESSED:	726,700 /	726,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WADZINSKI HENRY T & PAULINE
Owner 2:	TRS/ WADZINSKI FAMILY 2021
Owner 3:	REVOCABLE TRUST
Street 1:	71 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WADZINSKI HENRY T & PAULINE -
Owner 2:	-
Street 1:	71 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1923 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	307,500		419,200	726,700
Total Card	0.137	307,500		419,200	726,700
Total Parcel	0.137	307,500		419,200	726,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.90 | /Parcel: 377.90

Legal Description

User Acct 90323

GIS Ref

GIS Ref

Insp Date 04/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 141.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,500	0	5,962.	419,200	726,700		Year end	12/23/2021
2021	101	FV	298,300	0	5,962.	419,200	717,500		Year End Roll	12/10/2020
2020	101	FV	298,400	0	5,962.	419,200	717,600	717,600	Year End Roll	12/18/2019
2019	101	FV	235,800	0	5,962.	419,200	655,000	655,000	Year End Roll	1/3/2019
2018	101	FV	235,800	0	5,962.	371,300	607,100	607,100	Year End Roll	12/20/2017
2017	101	FV	235,800	0	5,962.	311,400	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	235,800	0	5,962.	311,400	547,200	547,200	Year End	1/4/2016
2015	101	FV	222,600	0	5,962.	269,500	492,100	492,100	Year End Roll	12/11/2014

!10859!

PRINT

Date	Time
12/30/21	11:28:46

LAST REV

Date	Time
09/13/21	11:28:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WADZINSKI HENRY	1578-55	1	8/26/2021	Convenience	99	No	No		
	825-129		9/22/1972		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	304	Solar Pa	9,856	C				
3/15/2004	165	Redo Kit	9,700					
10/23/1995	609	Manual	4,300					REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	CC	Chris C
10/23/2008	Meas/Inspect	163	PATRIOT
11/4/2005	Info Fm Plan	BR	B Rossignol
11/16/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25763893
Const Adj.:	0.98000199
Adj $ / SQ:	166.386
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445601
Depreciation:	138136
Depreciated Total:	307465

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

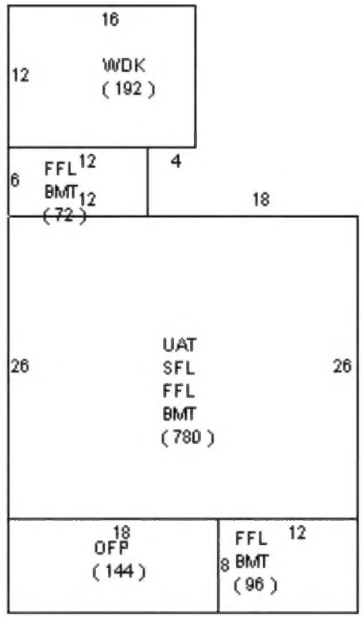
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.39
Special Features:	0	Val/Su Net:	95.88
Final Total:	307500	Val/Su SzAd	177.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	49.920	47,320
FFL	First Floor	948	166.390	157,734
SFL	Second Floor	780	166.390	129,781
UAT	Upper Attic	195	116.470	22,712
WDK	Deck	192	10.980	2,109
OFP	Open Porch	144	27.400	3,945

Net Sketched Area:	3,207			Total:	363,601
Size Ad	1728	Gross Area	3792	FinArea	1923

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	